

IN THE MATTER OF THE	*	BEFORE THE
THE APPLICATION OF		
EBEN LIMITED PARTNERSHIP	*	COUNTY BOARD OF APPEALS
FOR A SPECIAL EXCEPTION ON		
PROPERTY LOCATED ON THE SOUTH	*	OF
SIDE PULASKI HIGHWAY, 160'		
EAST OF THE C/L OF EBENEZER RD*		BALTIMORE COUNTY
10811 PULASKI HIGHWAY)		
11TH ELECTION DISTRICT	*	CASE NO. 95-403-X
5TH COUNCILMANIC DISTRICT		
* * * *	*	* * * *

O P I N I O N

This case having come before the Board for hearing on October 19, 1995 on a duly noted appeal by the Office of People's Counsel from the Amended Order of the Deputy Zoning Commissioner rendered on July 6, 1995;

And the Petitioner having satisfied the concern of People's Counsel by filing with the Board an Amended Plat to accompany the Petition for Special Exception;

And said Amended Plat specifically limiting the Special Exception relief to the portion of the site as set forth graphically on said Amended Plat and in the text of the General Notes and Comments;

And the parties hereto having agreed that the Special Exception granted by Order dated June 19, 1995 should be limited to the portion of the site set forth in the Amended Plat; and that future use of the unimproved portion of the site shall comply with the language and written General Comments and Notes set forth on the Amended Plat;

O R D E R

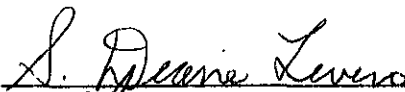
IT IS THEREFORE this 2nd day of February, 1996 by the County Board of Appeals for Baltimore County

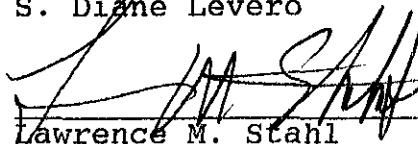
ORDERED that the Special Exception relief shall be GRANTED in accordance with the Amended Plat submitted to and received by the County Board of Appeals on October 19, 1995, and that the appeal is hereby DISMISSED.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

  
\_\_\_\_\_  
Robert O. Schuetz, Chairman

  
\_\_\_\_\_  
S. Diane Levero

  
\_\_\_\_\_  
Lawrence M. Stahl



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

February 2, 1996

Peter Max Zimmerman  
People's Counsel  
for Baltimore County  
Room 47, Old Courthouse  
400 Washington Avenue  
Towson, MD 21204

RE: Case No. 95-403-X  
Eben Limited Partnership

Dear Mr. Zimmerman:

Enclosed please find a copy of the Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules and Procedure. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

*Kathleen C. Bianco*  
Kathleen C. Bianco  
Administrative Assistant

encl.

cc: James A. Pine, Esquire  
Mr. Kirk Salvo /Eben Ltd. Partnership  
Mr. R. West Gray, II  
Mr. Eugene Raphael  
Pat Keller, Planning Director  
Lawrence S. Schmidt  
W. Carl Richards, Jr. /PDM  
Docket Clerk /PDM  
Arnold Jablon, Director /PDM  
Virginia W. Barnhart, County Attorney



IN RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
S/S Pulaski Highway, 160' E of \*  
the c/l of Ebenezer Road \* DEPUTY ZONING COMMISSIONER  
(10811 Pulaski Highway) \*  
11th Election District \* OF BALTIMORE COUNTY  
5th Councilmanic District \* Case No. 95-403-X  
  
Eben Limited Partnership \*  
Petitioner \*

\* \* \* \* \*

AMENDED ORDER

WHEREAS, this matter came before the Deputy Zoning Commissioner as a Petition for Special Exception for the property located at 10811 Pulaski Highway in the vicinity of White Marsh. The Petition was filed by the owner of the property, Eben Limited Partnership, by Kirk Salvo, and the Contract Purchaser, R. West Gray, II, through their attorney, James A. Pine, Sr., Esquire. The Petitioners sought special exception relief for a used motor vehicle outdoor sales area, separate from the sales building, in accordance with the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

WHEREAS, the relief requested was granted, subject to certain terms and conditions, by Order issued June 19, 1995.

Subsequent to the issuance of said Order, Counsel for the Petitioners requested a modification of Restriction No. 3 thereof to allow the owner of the property to utilize other areas of this site for permitted purposes.

After due consideration of the request and a review of the case file, it appears that a modification of Restriction No. 3 is appropriate.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6<sup>th</sup> day of July, 1995 that the Order issued on

ORDER RECEIVED FOR FILING

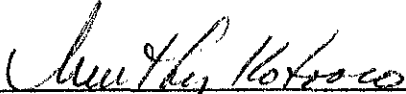
Date 7/6/95

By [Signature]

June 19, 1995 shall be AMENDED and Restriction No. 3 thereof modified in accordance with the following language:

"3) The special exception granted herein is limited to that portion of the subject property which is already developed, as shown on Petitioner's Exhibit 1."

IT IS FURTHER ORDERED that all other terms and conditions of the Order issued June 19, 1995 shall remain in full force and effect.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: James A. Pine, Sr., Esquire  
607 Baltimore Avenue, Towson, Md. 21204

Mr. Kirk Salvo, Eben Limited Partnership  
14 Back River Neck Road, Essex, Md. 21221

Mr. R. West Gray, II  
1840 Edgewood Road, Baltimore, Md. 21234

Mr. Eugene Raphael, 205 Courtland Avenue, Towson, Md. 21204

People's Counsel; File

ORDER RECEIVED FOR FILING  
Date 7/6/95  
By [Signature]

TN RE: PETITION FOR SPECIAL EXCEPTION  
S/S Pulaski Highway, 160' E of  
the c/l of Ebenezer Road  
(10811 Pulaski Highway)  
11th Election District  
5th Councilmanic District  
  
Eben Limited Partnership  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-403-X  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception for that property known as 10811 Pulaski Highway, located in the vicinity of White Marsh in Cowenton. The Petition was filed by the owner of the property, Eben Limited Partnership, by Kirk Salvo, and the Contract Purchaser, R. West Gray, II, through their attorney, James A. Pine, Sr., Esquire. The Petitioners seek a special exception for a used motor vehicle outdoor sales area, separate from the sales building. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were R. West Gray, II, Contract Purchaser, Eugene F. Raphael, Registered Land Surveyor who prepared the site plan for this property, and James A. Pine, Sr., Esquire, attorney for the Petitioners.

Testimony and evidence offered revealed that the subject property consists of 1.327 acres, more or less, zoned B.R.-A.S., and is improved with an automobile window tinting business and macadam paved parking area. The Contract Purchaser wishes to utilize the paved portion of the site for a used motor vehicle outdoor sales area, leaving the rear portion of the site, which is wooded and/or grassy, in its natural state. The Petitioners

ORDER RECEIVED FOR FILING  
Date 6/19/95  
By [Signature]

will use the existing building as its used automobile sales office and continue to operate the automobile window tinting business therefrom. The Petitioners submitted into evidence as Petitioner's Exhibit 3, a copy of the lease agreement for the subject property, which reflects that the only portion of the property that will be used for automobile sales is that which is already improved.

It is clear that the B.C.Z.R. permits the use proposed in a B.R.-A.S. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

ORDER RECEIVED FOR FILING

Date

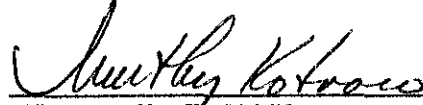
By

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19<sup>th</sup> day of June, 1995 that the Petition for Special Exception for a used motor vehicle outdoor sales area, separate from the sales building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their use permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any occupancy permits, the Petitioners shall submit a landscape plan for review and approval by the Baltimore County Landscape Architect.
- 3) The special exception granted herein is limited to that portion of the subject property which is already developed, as shown on Petitioner's Exhibit 1. The remaining portion of the site shall remain in its natural, wooded or grassy state.
- 4) When applying for a use permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 6/19/95  
By [Signature]



Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

June 19, 1995

(410) 887-4386

James A. Pine, Sr., Esquire  
607 Baltimore Avenue  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION  
S/S Pulaski Highway, 160' E of the c/l of Ebenezer Road  
(10811 Pulaski Highway)  
11th Election District - 5th Councilmanic District  
Eben Limited Partnership - Petitioner  
Case No. 95-403-X

Dear Mr. Pine:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Kirk Salvo, Eben Limited Partnership  
14 Back River Neck Road, Essex, Md. 21221

Mr. R. West Gray, II  
1840 Edgewood Road, Baltimore, Md. 21234

Mr. Eugene Raphael, 205 Courtland Avenue, Towson, Md. 21204

People's Counsel; File





# Petition for Special Exception

95-403-X  
to the Zoning Commissioner of Baltimore County

for the property located at 10811 Palaski Hwy  
which is presently zoned BR-AS-1

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

a used motor vehicle outdoor  
sales area, separate from the sales  
building.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

R. West Gray II  
(Type or Print Name)  
[Signature]  
Signature  
1840 Edgewood Rd  
Address  
Balto. Md. 21234  
City State Zipcode

Attorney for Petitioner.

James A. Pine Sr  
(Type or Print Name)  
[Signature]  
Signature  
607 Baltimore Av. 823-5200  
Address Phone No  
Towson, Md 21204  
City State Zipcode

Legal Owner(s)

Eben Limited Partnership  
(Type or Print Name)  
By Kirk Salvo  
Signature  
Kirk Salvo  
(Type or Print Name)  
Signature

14 Back-lane Neck Rd 687-2100  
Address Phone No  
Essex Md 21221  
City State Zipcode  
Name, Address and phone number of representative to be contacted.

James A. Pine Sr  
Name  
607 Balt. Av Towson, Md 21204 823-5200  
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: STWA DATE 5-2-95

393.

ORDER RECEIVED FOR FILING

Date

By

**E. F. RAPHEL & ASSOCIATES**

*Registered Professional Land Surveyors*

205 COURTLAND AVENUE

TOWSON, MARYLAND 21204

75-403-X

OFFICE: 825-3908

RESIDENCE: 771-4592

**ZONING DESCRIPTION**

BEGINNING FOR THE SAME at a point on the northeast side of Ebenezer Road, 33 feet wide, at the distance of 250 ft. southeasterly from the intersection formed by the centerline of General Pulaski highway, 150 ft. wide and Ebenezer Road, 33 ft. wide, said point being the end of the 4th. of a deed recorded in the Land Records of Baltimore County in Liber S.M. 9381 folio 37, running thence N.44° 06' 40"E. 25.0 ft., N.58° 11' 20"W. 25.0 ft., N.44° 06' 40"E. 125.0 ft., N.58° 11' 20"W. 150.0 ft. to the southeast side of General Pulaski Highway, running thence, binding thereon, by a curve to the right with a radius of 5654.58 ft. for an arc distance of 56.58 ft. and N.45° 24' 40"E. 158.42 ft., thence leaving the southeast side of said Highway and binding on the 1st. through the 4th. lines of said deed, S.44° 35' 20"E. 119.53 ft., S.44° 35' 20"E. 109.92 ft., S.41° 17' 40"W. 306.04 ft. to the northeast side of Ebenezer Road. thence binding thereon, N.58° 11' 20"W. 78.95 ft. to the place of beginning. Containing 1.327 acres of land more or less.

BEING that Lot of land Described in a deed dated August 27, 1992 and recorded among the Land Records of Baltimore County in Liber S.M. 9381 folio 37 which was conveyed by Rental Managements Associates to Eben Limited Partnership.

The improvements thereon being known as 10811 Pulaski Highway.



393.

95 AUG 21 11:01:40

95 AUG 21 11:01:40

Time -  
Clock  
OFF →

95 AUG 21 12:22

95 AUG 21 12:22

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-403-X

District 11th

Date of Posting 8/21/95

Posted for: Appeal

Petitioner: Eben Limited Partnership

Location of property: 3/2 Polaski Hwy - 1601 E/Eben Ave Rd

Location of Signs: Facing road way on property being zoned

Remarks:

Posted by [Signature]  
Signature

Date of return: 8/23/95

Number of Signs: 1



**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-403-X

District 14th

Date of Posting 5/20/95

Posted for: Special Hearing

Petitioner: Ebon Limited Partnership & R. West Gray, II

Location of property: 10811 Pelastri Hwy. 3/3

Location of Signs: Facing road way, on property being zoned

Remarks: \_\_\_\_\_

Posted by [Signature]  
Signature

Date of return: 5/26/95

Number of Signs: 1





Baltimore City  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

95-403-X

Account: R-001-6150

Number

393

SILA

Date 5-2-95

C-BEN LTD. PARTNERSHIP  
10811 PILASKI HWY.

OSC SPECIAL EXEMPT.  
OSC DESIGN

300  
\$35

TOTAL

\$335

03A03H0089HTCHRC

BA CO10:26ANDS-02-95

\$335.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-403-X  
(Item 393)

10811 Pulaski Highway  
S/S Pulaski Highway, 160'  
E of o/l Ebenezer Road  
11th Election District  
5th Councilmanic

Legal Owner(s):

Eben Limited

Partnership

Contract Purchaser:

R. West Gray, II

Hearing: Thursday,

June 8, 1995 at 2:00 p.m.

in Rm. 118, Old  
Courthouse.

Special Exception for a  
used motor vehicle outdoor  
sales area, separate from the  
sales building.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handi-  
capped Accessible; for special ac-  
commodations Please Call  
887-3353.

(2) For information concern-  
ing the File and/or Hearing, Please  
Call 887-3391.

5/24/95 May 18:

## CERTIFICATE OF PUBLICATION

TOWSON, MD.,

May 19, 1995

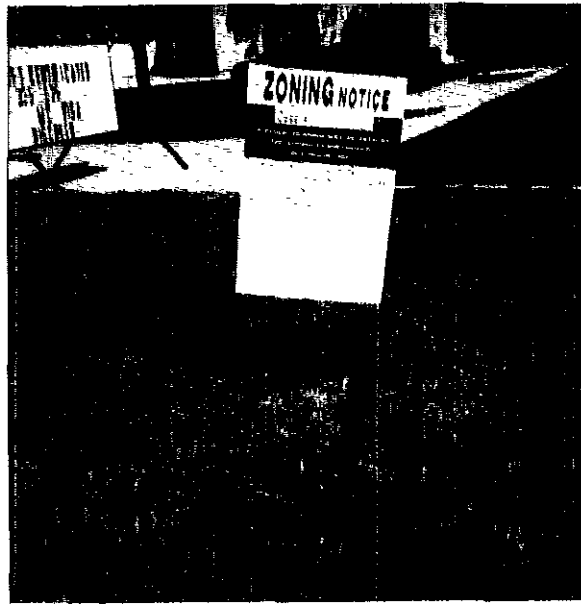
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 3 successive weeks, the first publication appearing on May 4, 1995.

THE JEFFERSONIAN,

A. Henickson  
LEGAL AD. - TOWSON

~~Notarized~~

95-403-X



95-03



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 393  
Petitioner: EBEN LIMITED PARTNERSHIP  
Location: 10811 Pulaski Highway, White Marsh, MD  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: JAMES A. PINE SR., ESQ.  
ADDRESS: 607 Baltimore Ave  
Towson, Md 21204  
PHONE NUMBER: 823-5100

393.

AJ:ggs

(Revised 04/09/93)



TO: PUTTUXENT PUBLISHING COMPANY  
May 18, 1995 Issue - Jeffersonian

Please forward billing to:

James A. Pine, Jr., Esq.  
607 Baltimore Avenue  
Towson, MD 21204  
823-5200

---

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-403-X (Item 393)  
10811 Pulaski Highway  
S/S Pulaski Highway, 160' E of c/l Ebenezer Road  
11th Election District - 5th Councilmanic  
Legal Owner(s): Eben Limited Partnership  
Contract Purchaser: R. West Gray, II  
HEARING: THURSDAY, JUNE 8, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Special Exception for a used motor vehicle outdoor sales area, separate from the sales building.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 11, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-403-X (Item 393)  
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Legal Owner(s): Eben Limited Partnership  
Contract Purchaser: R. West Gray, II  
HEARING: THURSDAY, JUNE 8, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Special Exception for a used motor vehicle outdoor sales area, separate from the sales building.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Eben Limited Partnership  
R. West Gray, II  
James A. Pine, Sr., Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

Hearing Room - Room 48  
Old Courthouse, 400 Washington Avenue

October 6, 1995

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 95-403-X

EBEN LIMITED PARTNERSHIP -Petitioner  
S/s Pulaski Highway, 160' E of c/l Ebenezer  
Road (10811 Pulaski Highway)  
11th E; 5th C

SE -Used motor vehicle outdoor sales area,  
separate from sales building.

6/19/95 -D.Z.C.'s Order in which Petition for  
Special Exception was GRANTED; 7/06/95 -  
Amended Order /restriction #3.

ASSIGNED FOR

THURSDAY, OCTOBER 19, 1995 at 9:00 a.m. \*

\* For purpose of dismissing on the record; issues resolved.

cc: James A. Pine, Esquire Counsel for Petitioner  
Mr. Kirk Salvo /Eben Ltd. Partnership Petitioner

Mr. R. West Gray, II  
Mr. Eugene Raphael

People's Counsel for Baltimore County Appellant

Pat Keller, Planning Director  
Lawrence E. Schmidt  
Docket Clerk /PDM  
Arnold Jablon, Director /PDM  
Virginia W. Barnhart, County Attorney

Kathleen C. Weidenhammer  
Administrative Assistant



10/06/95 -Request from People's Counsel -that this matter be scheduled for early hearing; matter has been resolved; request 9:00 a.m. to put this on the record, at which time People's Counsel's appeal will be withdrawn.

- Notice of Assignment to following parties; scheduled as requested for Thursday, October 19, 1995 at 9:00 a.m.:

James A. Pine, Esquire  
Mr. Kirk Salvo /Eben Ltd. Partnership  
Mr. R. West Gray, II  
Mr. Eugene Raphael  
People's Counsel for Baltimore County  
Pat Keller, Planning Director  
Lawrence E. Schmidt  
Docket Clerk /PDM  
Arnold Jablon, Director /PDM  
Virginia W. Barnhart, County Attorney

10/19/95 -Hearing scheduled; resolution of matter put on record; appeal withdrawn by People's Counsel; to be dismissed; C. Demilio to submit proposed order for Board's review /signature.

1/17/96

Case No. 95-403-X

EBEN LIMITED PARTNERSHIP - Petitioner

S/s Pulaski Highway, 160' E of c/l  
Ebenezer Road

11th Election District

Appealed: 8/3/95

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 1, 1995

James A. Pine, Esquire  
607 Baltimore Avenue  
Towson, Maryland 21204

RE: Item No.: 393  
Case No.: 95-403-X  
Petitioner: Eben Ltd. Partnership

Dear Mr. Pine:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on May 2, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: May 23, 1995

SUBJECT: 10811 Pulaski Highway

INFORMATION:

Item Number: 393  
Petitioner: Eben Limited Partnership  
Property Size: \_\_\_\_\_  
Zoning: BR-AS  
Requested Action: Special Exception  
Hearing Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

SUMMARY OF RECOMMENDATIONS:

The applicant requests a Special Exception for a used motor vehicle outdoor sales area, separate from the sales building.

Staff supports the applicant's request provided that the following conditions are met:

- 1) A landscape plan should be submitted to the Baltimore County Landscape planner.
- 2) The special exception should be limited to the developed area of the site.
- 3) A condition should be placed in the Order restricting temporary signs.

Prepared by: Jeffrey W. Long  
Division Chief: Carol L. Keller  
PK/JL





**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

May 18, 1995

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
US 40-E  
Eben Limited Partnership  
10811 Pulaski Highway  
Special Exception  
Item #393 (JRA)  
Mile Post 21.56

Dear Ms. Watson:

This letter is in response to your request for our review of the plan for the referenced item.


A review of the State Highway Administration's (SHA) current and long range planning documents reveals US 40 is not identified for future roadway improvements in this area.

A field inspection of the property reveals additional improvements along the property frontage on US 40 will not be required by the SHA, as the existing entrance and curb and gutter are in an acceptable condition.

Therefore, we have no objection to approval of the special exception request as submitted.

Should you have any questions, please contact Bob Small at 410-333-1350. Thank you for the opportunity to review this plan.

Very truly yours,

  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is 410-333-1350 (Fax# 333-1041)

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/11/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: EBEN LIMITED PARTNERSHIP

LOCATION: S/S PULASKI HWY., 160' E OF CENTERLINE EBENEZER RD.  
(10811 PULASKI HWY.)

Item No.: 393

Zoning Agenda: SPECIAL EXCEPTION

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

RECEIVED

MAY 16 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



To: Joyce Watson  
ZAC Comments

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 5/16/95

FROM: DEPRM  
Development Coordination

SUBJECT: Zoning Advisory Committee  
Agenda: 5/15/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

393

394

395

396

398

399

400

LS:sp

LETTY2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: May 23, 1995  
Zoning Administration and Development Management

FROM *RWB* Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for May 22, 1995  
Item No. 393

The Developers Engineering Section has reviewed the subject zoning item. This site is subject to the Baltimore County Landscape Manual. A streetscape treatment will be required to the extent possible. A landscape plan must be submitted to and approved by this office prior to release of permits.

RWB:sw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: May 23, 1995

SUBJECT: 10811 Pulaski Highway

INFORMATION:

Item Number: 393

Petitioner: Eben Limited Partnership

Property Size: \_\_\_\_\_

Zoning: BR-AS

Requested Action: Special Exception

Hearing Date: \_\_\_\_\_

SUMMARY OF RECOMMENDATIONS:

The applicant requests a Special Exception for a used motor vehicle outdoor sales area, separate from the sales building.

Staff supports the applicant's request provided that the following conditions are met:

- 1) A landscape plan should be submitted to the Baltimore County Landscape planner.
- 2) The special exception should be limited to the developed area of the site.
- 3) A condition should be placed in the Order restricting temporary signs.

Prepared by: Jeffrey W. Long

Division Chief: Carol T. Long

PK/JL

**PETITION PROBLEMS  
AGENDA OF MAY 15, 1995**

**#393 --- JRA**

1. Need printed or typed title of person signing for legal owner.
2. Need authorization for person signing for legal owner.

**# 384--- JRA**

1. Wording on petition form is incomplete (ends in mid sentence).
2. No review information on bottom of petition form.
3. No estimated posting date on petition form.
4. Notary section is incorrect.

**#400 --- CAM**

1. Item number should have been 400, not 404. (Petition needs to be notified.)
2. Notary section is incomplete.

JAMES A. PINE  
ATTORNEY AT LAW  
607 BALTIMORE AVENUE  
TOWSON, MARYLAND 21204

PHONE (410) 823-5200  
FAX (410) 823-5201

CHARLOTTE W. PINE  
ASSOCIATE

June 26, 1995

Timothy M. Kotroco, Esquire  
Deputy Zoning Commissioner  
for Baltimore County  
Office of Planning and Zoning  
County Courts Building  
401 Bosley Avenue - Suite 406  
Towson, Maryland 21204

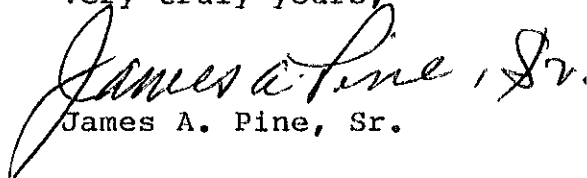
RE: Case No. 95-403

Dear Mr. Kotroco:

Pursuant to a conversation you had with James A. Pine, Jr., I am requesting that your Order dated June 19, 1995, be amended as to restriction #3 on page 3 of your Order, wherein it seems to go well beyond the condition #2 contained in Pat Keller's interoffice memo to Arnold Jablon dated May 23, 1995 (copy enclosed.) It was never the Petitioner's or Baltimore County's intention to limit the remaining portion of the property beyond the condition #2 contained in Mr. Keller's letter.

Thank you for your prompt attention to this matter.

Very truly yours,

  
James A. Pine, Sr.

JAP, Sr/vg  
Encl

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19<sup>th</sup> day of June, 1995 that the Petition for Special Exception for a used motor vehicle outdoor sales area, separate from the sales building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

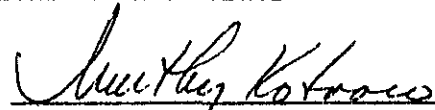
1) The Petitioners may apply for their use permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Prior to the issuance of any occupancy permits, the Petitioners shall submit a landscape plan for review and approval by the Baltimore County Landscape Architect.

3) The special exception granted herein is limited to that portion of the subject property which is already developed, as shown on Petitioner's Exhibit 1. The remaining portion of the site shall remain in its natural, wooded or grassy state.

4) When applying for a use permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

*Butte,  
Please submit  
this sentence  
to Amended  
Order*



TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs



RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
10811 Pulaski Highway, S/S Pulaski Hwy, \*  
160' E of c/l Ebenezer Road, 11th \* ZONING COMMISSIONER  
Election District, 5th Councilmanic \* OF BALTIMORE COUNTY  
Eben Limited Partnership \*  
Petitioners \* CASE NO. 95-403-X

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-  
captioned matter. Notice should be sent of any hearing dates or other  
proceedings in this matter and of the passage of any preliminary or  
final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31<sup>st</sup> day of May, 1995, a copy of  
the foregoing Entry of Appearance was mailed to James A. Pine, Sr.,  
Esquire, 607 Baltimore Avenue, Towson, MD 21204, attorney for  
Petitioners.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN



## Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old Courthouse  
400 Washington Ave.  
Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN  
People's Counsel

CAROLE S. DEMILIO  
Deputy People's Counsel

August 3, 1995

Arnold Jablon, Director  
Zoning Administration and Development  
Management Office  
111 W. Chesapeake Avenue  
Towson, MD 21204

Re: PETITION FOR SPECIAL EXCEPTION  
10811 Pulaski Highway, S/S Pulaski  
Highway, 160' E of c/l Ebenezer Road  
11th Election Dist., 5th Councilmanic  
EBEN LIMITED PARTNERSHIP, Petitioner  
Case No. 95-403-X

Dear Mr. Jablon:

Please enter an appeal of the People's Counsel for Baltimore County to the County Board of Appeals from the Amended Order dated July 6, 1995 of the Baltimore County Deputy Zoning Commissioner in the above-entitled case.

In this connection, please forward to this office copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

A handwritten signature in cursive script that reads "Peter Max Zimmerman".

Peter Max Zimmerman  
People's Counsel for Baltimore County

A handwritten signature in cursive script that reads "Carole S. Demilio".

Carole S. Demilio  
Deputy People's Counsel

PMZ/CSD/caf

cc: James A. Pine, Sr., Esquire

RECEIVED  
AUG 3 1995

ZADM

Baltimore County Government  
Department of Permits and Licenses



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3610

August 10, 1995

Mr. James A. Pine, Esquire  
607 Baltimore Avenue  
Towson, MD 21204

RE: Petition for Special Exception  
10811 Pulaski Highway, S/S Pulaski  
Highway, 160' E of c/l Ebenezer Road  
11th Election District  
5th Councilmanic District  
Eben Limited Partnership, Petitioner  
Case No. 95-403-X

Dear Mr. Pine:

Please be advised that an appeal of the above-referenced case was filed in this office on August 3, 1995 by Peter Max Zimmerman, People's Counsel. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals, "Board".

If you have any questions concerning this matter, please do not hesitate to contact the Board at 887-3180.

Sincerely,

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

ARNOLD JABLON  
Director  
Department of Permits and  
Development Management

AJ:nmn

cc: Mr. Kirk Salvo  
Mr. R. Gray West  
Mr. Eugene Raphael  
People's Counsel

APPEAL

Petition for Special Exception  
10811 Pulaski Highway  
S/S Pulaski Highway, 160' E of c/l Ebenezer Road  
11th Election District - 5th Councilmanic District  
Eben Limited Partnership, Petitioner  
Case No. 95-403-X

Petition for Special Exception

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel

Zoning Plans Advisory Committee Comments

Petitioner(s) and Protestant(s) Sign-In Sheets

Petitioner's Exhibits: 1 - Plat to accompany Petition for Special  
exception  
2 - Photograph of the building  
3 - Supplemental Agreement (site plan attached)

Letter to Timothy M. Kotroco from Mr. James A. Pine, Sr. dated  
June 26, 1995.

Deputy Zoning Commissioner's Order dated June 19, 1995 (Granted)

Deputy Zoning Commissioner's Amended Order dated July 6, 1995  
(Restriction No. 3)

Notice of Appeal received on August 3, 1995 from Peter Max Zimmerman,  
People's Counsel.

cc: Mr. James A. Pine, Sr. Esquire, 607 Baltimore Avenue,  
Towson, Maryland 21204  
Mr. Kirk Salvo, Eben Limited Partnership, 14 Back River Neck Road,  
Essex, MD 21221  
Mr. R. West Gray, II, 1840 Edgewood Road, Baltimore, MD 21234  
Mr. Eugene Raphael, 205 Courtland Avenue, Towson, MD 21204  
People's Counsel of Baltimore County, M.S. 2010

Request Notification: Patrick Keller, Director, Planning & Zoning  
Timothy M. Kotroco, Deputy Zoning Commissioner  
Arnold Jablon, Director, PDM

/nmn

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

James Pine<sup>sr</sup>

607 Balt. Av. 21204

Gene Raphael

205 Courtland Av. 21204

R. West Gray, Jr

10811 Pulaski Hwy 21162

James Pine Jr

611 Horncrest Rd 21204



**Department of Permits and  
Development Management**

Development Processing  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204



**Baltimore County**

*James T. Smith, Jr., County Executive  
Timothy M. Kotroco, Director*

September 14, 2004

Paul Lee  
Century Engineering  
32 West Road  
Towson, Maryland 21204

*Minor with plan  
& then to  
95-403-X*

RE: 10811 Pulaski Highway  
11<sup>th</sup> Election District

Dear Mr. Lee,

Staff has reviewed your request and redlined plan for a determination of spirit and intent compliance for changes to the above referenced site as approved in zoning cases 95-403-X and 02-505-SPHA.

You propose to construct a 14'x 29' (406 sq.ft.) addition on the existing garage. The existing trailer will be removed and be replaced with a storage shed. The special exception for the used automobile sales will be abandoned while the service garage use will remain on site.

Based on your provided information, the service garage is permitted in the BR zone. The bay addition is permitted and the storage shed replacing the trailer is also permitted subject to compliance with the setback requirements. Document this, spirit and intent approval confirmation verbatim on all future plans and clearly note on same that:

"The special exception zoning hearing under case Nos. 95-403-X and 02-505-SPHA is hereby abandoned and should it be desired to re establish the used car sales a zoning public hearing will be required.

Provide 3 copies of the revised plans to this office with a copy of this response letter for inclusion in the zoning case files.

I hope that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "John L. Lewis".

John L. Lewis  
Planner II  
Zoning Review

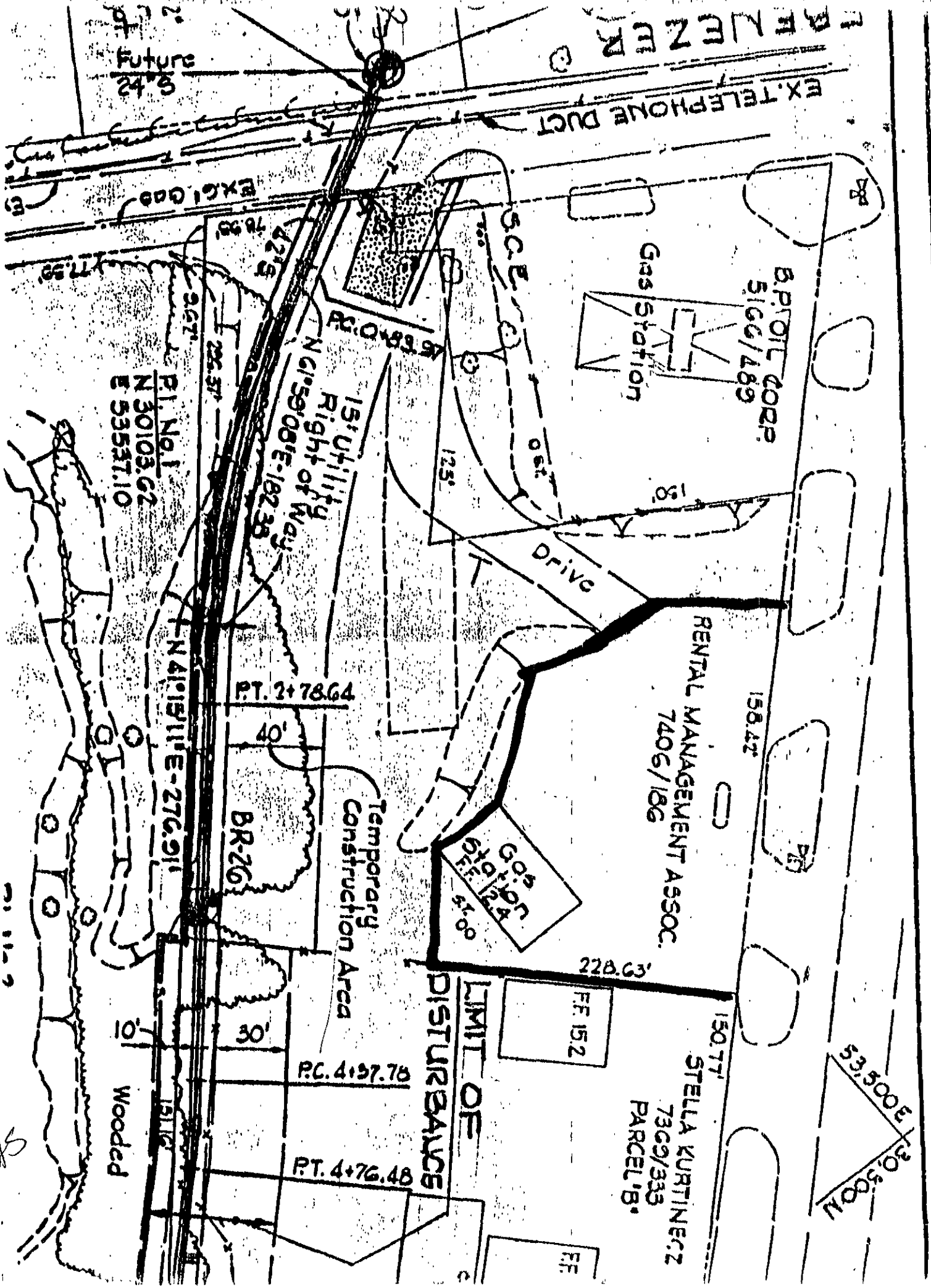
JLL/ clb

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



Exhibit 1

APR  
2008



SUPPLEMENTAL AGREEMENT

IT IS AGREED this 12<sup>th</sup> day of April, 1995, by and between EBEN LIMITED PARTNERSHIP, hereinafter Lessor, and R. WEST GRAY, II, FIRST CHOICE ENTERPRISES, INC., T/A D & L WINDOW TINTING, herinafter Lessee 1, and JAMES A. PINE, JR., hereinafter Lessee 2, that:

Lessor presently leases a portion of the property known as 10811 Pulaski Highway, White Marsh, Maryland to Lessee 1;

Lessees 1 and 2 desire to pursue at their own expense a special zoning exception for a used car lot for which they desire to change and extend the present lease dated June 13, 1994 by the following terms and conditions contained herein.

1. The present lease would be extended for 36 months from the date the special exception was granted, which shall occur when all appeal time limitations have elapsed, but no later than July 25, 1995. If the Special Exception is denied then this Supplemental Agreement shall be of no force or effect.

2. The Lessor shall receive the following payments:

- a. Months 1 through 12 \$2,000/month
- b. Months 13 through 24 \$2,100/month
- c. Months 25 through 36 \$2,200/month

All payments shall be made in accordance with the original lease.

3. Upon the granting of the Special Exception the property taxes for the subject premises shall be assumed by Lessee 1 and Lessee 2 beginning with the tax bill received on or about July 1, 1995. \*

4. Should the Special Exception be denied, then by operation of law Lessee 2 shall cease to be a party to this Supplemental Lease and shall not be liable to any of the parties hereto. This shall in no way affect the remaining parties to this Supplemental Lease.

5. Finally, should the Special Exception be granted, Lessor agrees that Lessee 1 and 2 shall be the only tenant on the paved (front portion) of the property. (See Exhibit 1) \*\*

<p>_____ Witness MARK MANSFIELD</p> <p>_____ Witness</p> <p>_____ Witness</p> <p>_____ Witness</p>	<p>_____ R. West Gray, II</p> <p>_____ R. West Gray, II, President First Choice Enterprises, Inc.</p> <p>_____ James A. Pine, Jr.</p> <p>_____ EBEN Limited Partnership By: Kirk Salvo</p>
------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

\* Prior to the granting of the Special Exception the property taxes for the subject premises shall be assumed by Lessee 1 beginning with the tax bill received on or about July 1, 1995.

\*\* Landlord reserves the right to access Pulaski Highway across the leased premises, throughout the term of this Lease. Furthermore, Landlord grants Lessee 1 and 2 the right to access Ebenezer Road across the rear of the property.









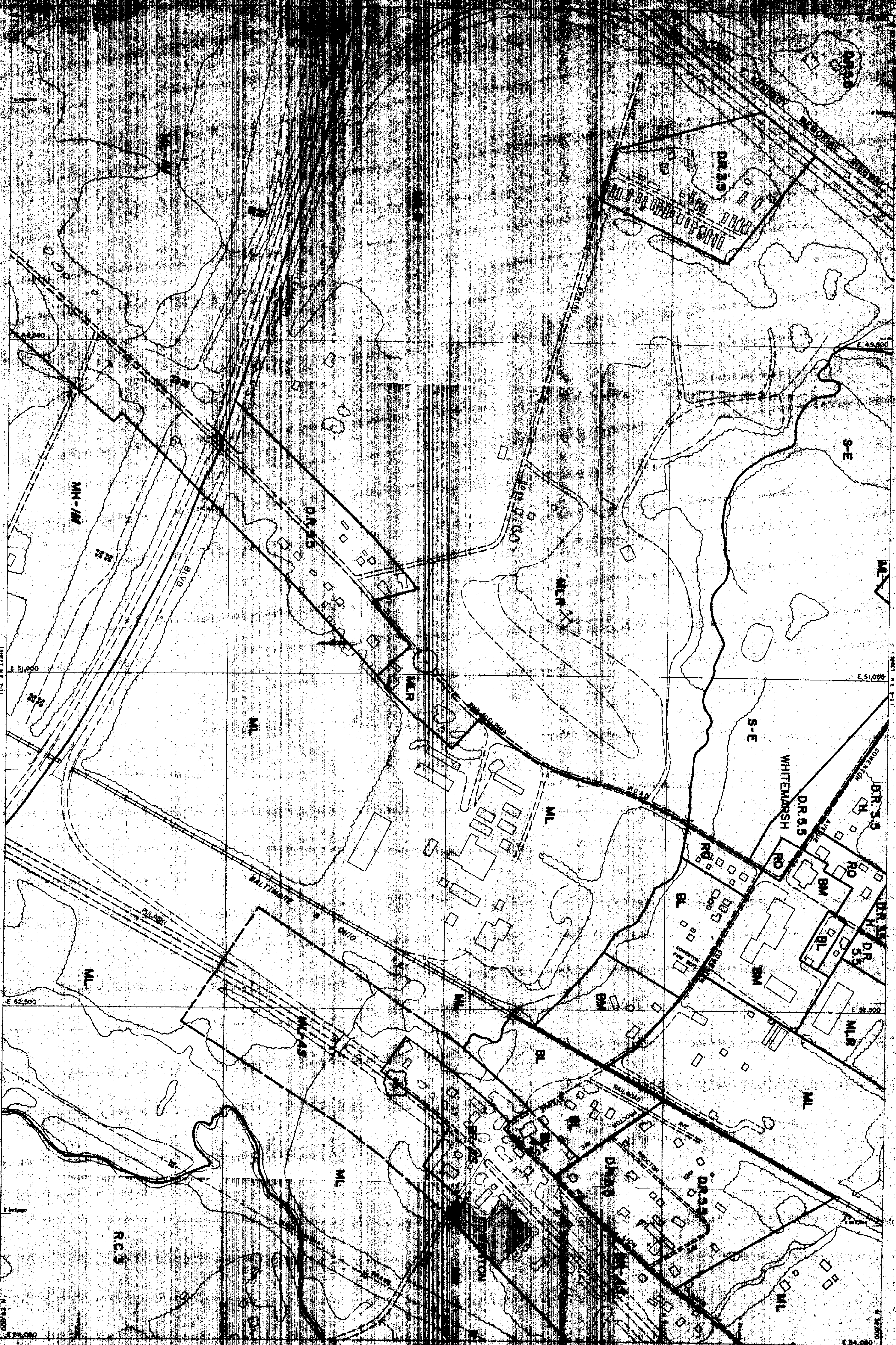
1974-1975 THE BOSTON TEAM  
 Licensed by the Massachusetts Olympic Committee  
 Oct. 15, 1972  
 NEN AS PER BILL NO. 175-PA  
 REFERENCE 7-4-72  
*William J. Burke*

**SHEET**

10

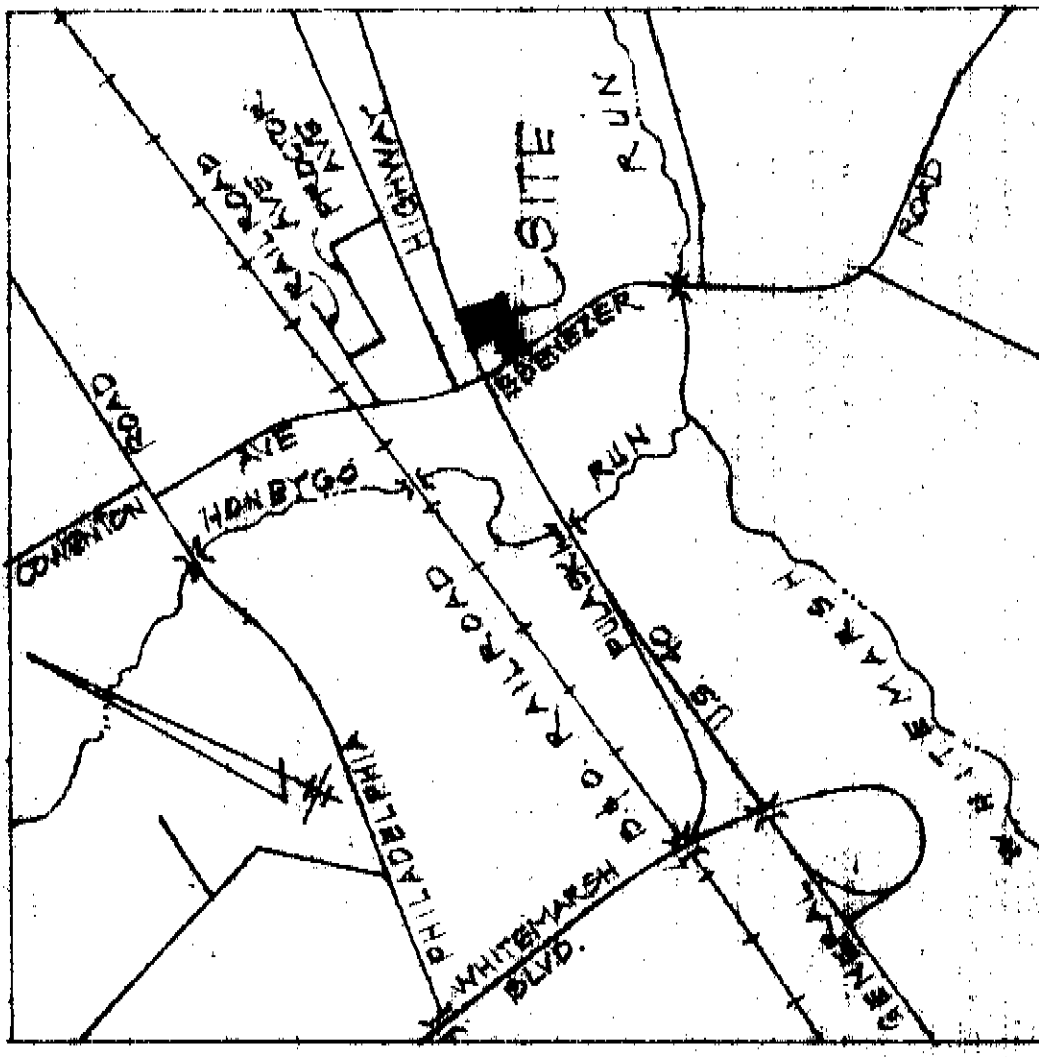
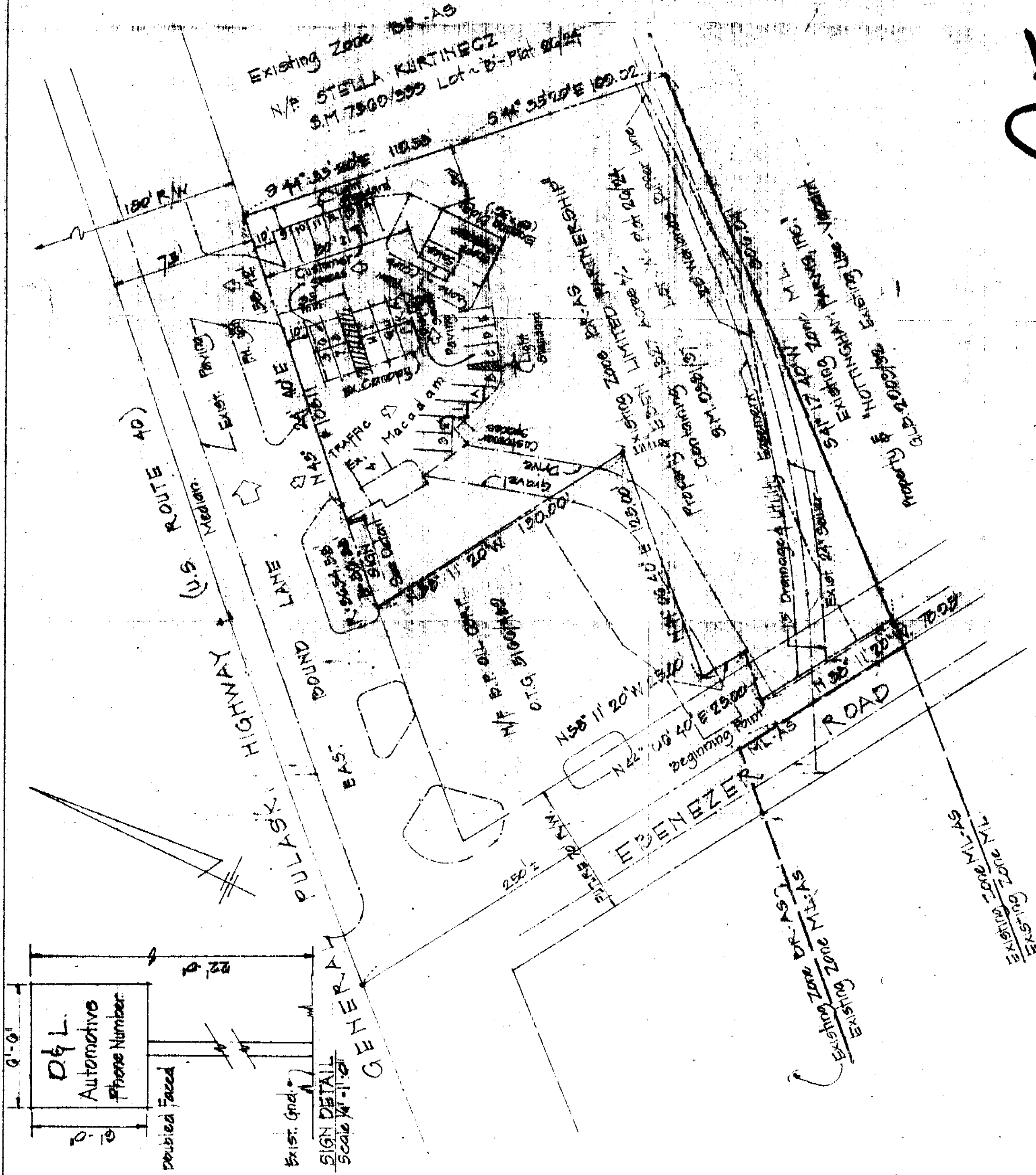
**CONVENTION**

10



95-403-X





VICINITY MAP  
SCALE 1:15,000

## GENERAL NOTES

TAX MAP 73 PARCEL 200

EXISTING USE: ABANDONED GAS STATION

PROPOSED USE - USED AUTOMOBILE SALES

10-EN-02A (11/07/2007) 54-541-64007 641 5153

# STANDARDIZATION

ORDER FORM FOR LOT 1 (A thru K)

[illegible]

Sale Office - 1010-100 of 1000 - space req.

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**THE UNIVERSITY OF CHICAGO**

SECRET

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Note: Customer Spaces Are Numbered 1 thru 14

Display Options Are Lettered A thru K:

95-403-X

## PLAT TO ACCOMPANY PETITION FOR EXHIBIT

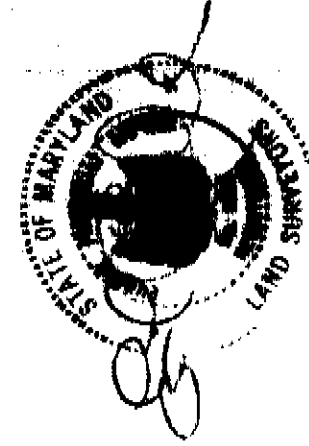
**SPECIAL EXCEPTION**

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Back

Baltimore, MD 21221

Attn: Joseph C. Saiyo, Jr. Phone (410) 682-2300



Prepared by:

LEF RAPHEL &amp; ASSOCIATES

Registered Professional Land Surveyors  
205 Court and Avenue

2W500 MD 2 204 phone (40) 825 9008

#10041 General Pleski Howard

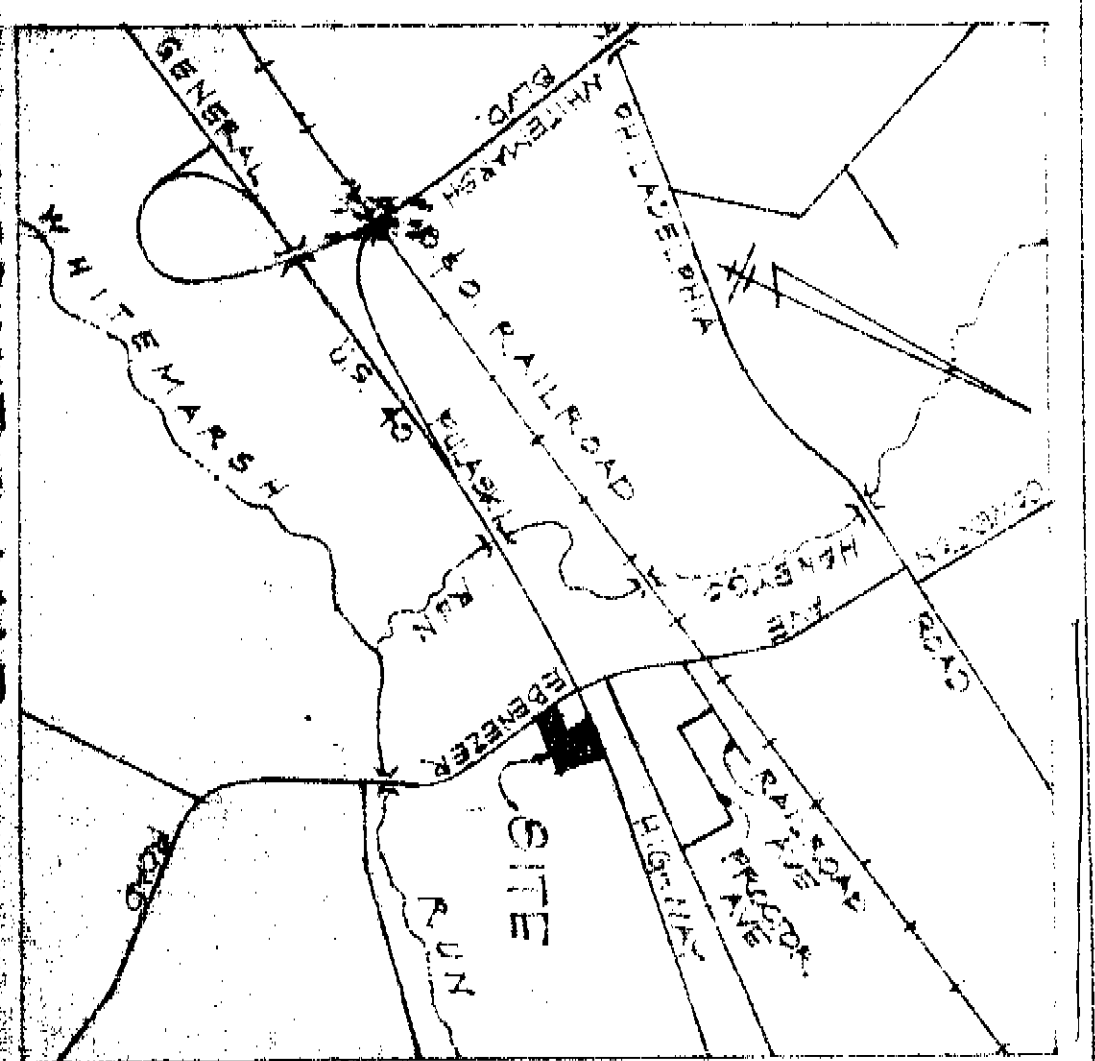
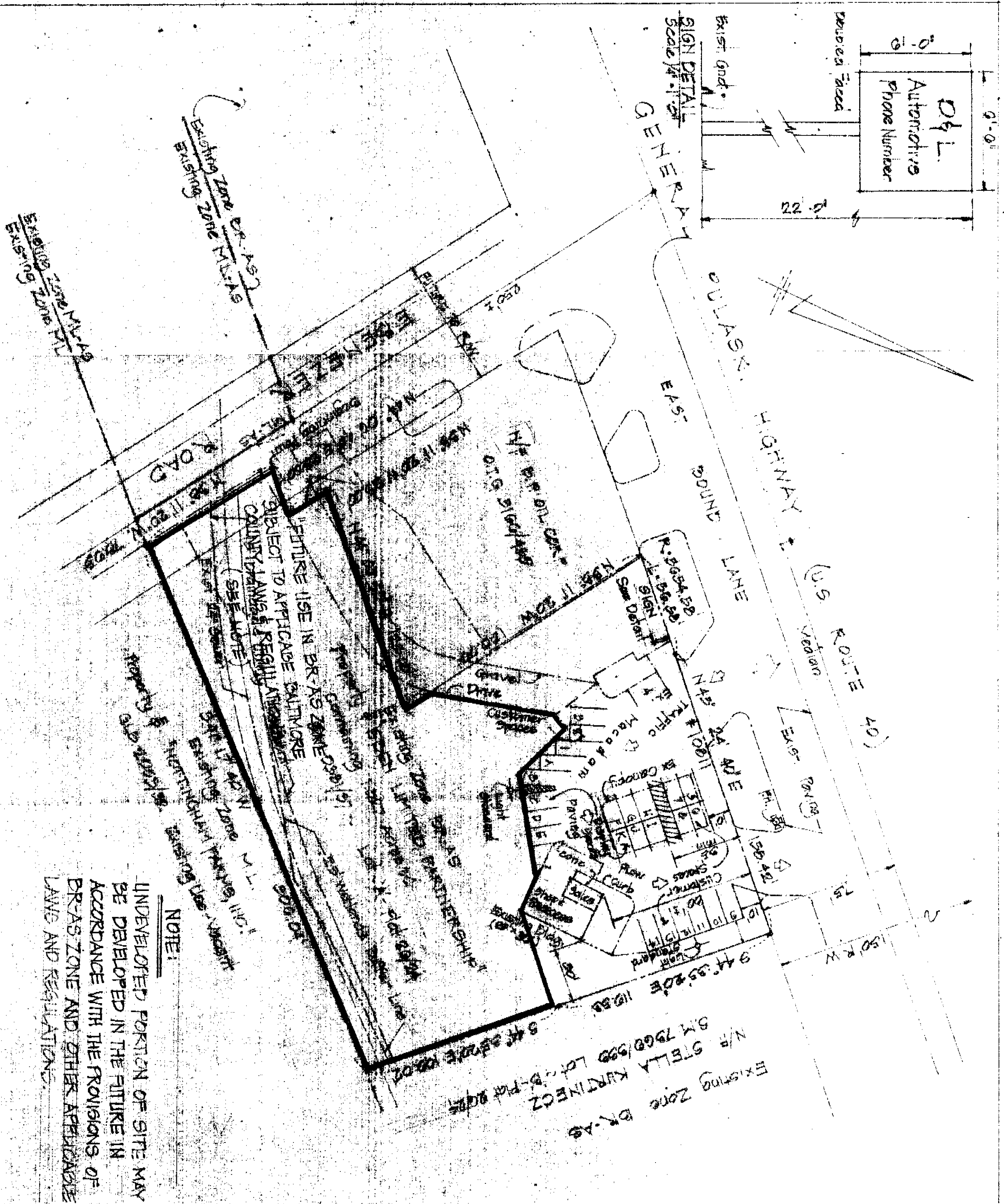
Election Dist. 11-C5 Baltimore County, Maryland

Scalzi - 40

202

Date: April 17, 1925





GENERAL NOTES

1. THE SITE IS LOCATED IN THE BR-AS ZONE OF THE BALTIMORE COUNTY ZONING MAP.

2. THE SITE IS SUBJECT TO THE BALTIMORE COUNTY ZONING MAP AND THE BALTIMORE COUNTY ZONING REGULATIONS.

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Prepared by:  
**E. P. RAPHAEL & ASSOCIATES**  
Registered Professional Land Surveyors  
1205 Carrolland Avenue  
Baltimore, MD 21204 Phone (410) 923-9000

Owner/Developer:  
**EBEN LIMITED PARTNERSHIP**  
14 Park Ridge Neck Road  
Baltimore, MD 21221  
Attn: James C. Stacey, Jr. Phone (410) 682-2800

PLAN TO ACCOMPANY PETITION FOR  
SPECIAL EXCEPTION

\*10221 General District Highway  
Ellicott City, MD 21037  
Date: April 17, 1993